





Arcot Street, Penarth, CF64 1ES

allen & harris

Welcome to

Arcot Street, Penarth

Offered with No Chain. A substantial four-bedroom, four-storey terrace home in a sought-after Penarth location. Benefitting from off-road parking and a generous rear plot with potential for a separate dwelling, subject to planning permission.













Entrance Porch
Enter via a wooden door. Shelf with meters.

Entrance Hall
Feature obscured glass panel to side. Stairs to lower ground floor and first floor. Radiator. Telephone point. Double door to living room. Step to sitting room.

Lounge
Double glazed window to front with plantation style shutters. Built-in unit. Radiator. Wooden glazed door to sitting room.

Sitting Room
Double glazed sliding doors and window to balcony with bannister rails, door to cloakroom

Cloakroom
Double glazed window to rear. Wash hand basin. WC.

Lower Ground Floor

Shower Room
Obscured window to rear. Shower. WC. Wash hand basin. Fan. Tiled flooring, storage facilities, door to utility room

Utility Room
Window to front. feature open fire place. Door to shower room

Kitchen / Diner
Double glazed French door to rear. Four obscure glass windows to both sides. Wall and base units. Two sink and drainer units. Electric hob with extractor hood. Quarry style floor. Arch to dining room. Radiator.

First Floor Landing
Obscure double glazed window to rear. Doors to bedroom one and bathroom. Stairs to second floor.

Bedroom One
Two double glazed windows to front. Built-in wardrobe.

Bathroom
Obscured double glazed window to rear. Shower cubicle. Bath. Wash hand basin. Wall mounted boiler. Storage cupboard.

Second Floor Landing
Airing cupboard. Access to both bedrooms.

Bedroom Two
Double glazed window to rear. Access to Eaves.

Bedroom Three
Double glazed window to front. Double glazed skylight to front. Built-in wardrobe.

Rear Garden
Enclosed with wall and fencing. Paved patio. Astroturf. Selection of shrubs and trees. Flower borders. Door to outbuildings.

Outbuildings
Coal house. Open storage shed. Garage door leading to drive with wrought iron gate onto Ludlow Street. Hardstand leading to garage.

Welcome to

Arcot Street, Penarth

- Substantial four-storey terrace property
- offered with NO CHAIN
- Spacious and versatile accommodation
- Opportunity to modernise and add value
- Additional land to the rear

Tenure: Freehold EPC Rating: D
Council Tax Band: E









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107082

The Property Ombudsman

Property Ref:
PNR107082 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

029 2070 5528

penarth@allenandharris.co.uk

6 Andrews Buildings, Stanwell Road, PENARTH, Wales, CF64 2AA

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.